

CITY of WOODSTOCK

Application for Public Hearing

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: LARRY (R) McLaughlin

Phone: 770-712-9705

Applicant's Information:

Name: Expert Car Washes

Address: 67 Bryant Street

Phone: _____

City, State, Zip: Jasper, GA 30143

Fax: _____

Property Owner's Information:

☐ same as above

Name: Benjamin C. Vollmer

Address: 5687 Meadow Crest Drive

Phone: 404-840-5698

City, State, Zip: Cumming, GA 30040

Fax: 770-234-3939

Requested Public Hearing (check all that apply):

☐ Annexation

☐ Rezoning

☒ Variance

☐ Comprehensive Plan Amendment

☐ Other: _____

STAFF USE ONLY:

Case: V # 102 - 12

Received by: PATTI HART

Fee Paid: \$ 700.00

Date: 3.9.12

PUBLIC HEARING SCHEDULE:

Public Input Meeting: March 27, 2012

Planning Commission: May 1, 2012

Board of Appeals: N/A

City Council: May 14, 2012

Other: DPC April 4, 2012

Property Information:Location: 10639 Hwy 92, Woodstock, GA 30188Parcel Identification Number(s) (PIN): 15N18 023 Total Acreage: .75Existing Zoning of Property: DT-GC Future Development Map Designation: _____Adjacent Zonings: North DT-GC South DT-GC East DT-GC West DT-GC

Applicant's Request (Itemize the Proposal):

PROPERTY IS VACANT SELF-SERVE CARWASH. WE WANT
TO ENCLOSE 1 OF THE WASH BAYS AND USE IT AS CUSTOMER
WAITING AREA WHILE CARS ARE DETAILED BY ONSITE STAFF

Proposed Use(s) of Property:

SAME AS EXISTING & PREVIOUS USE - CAR WASH.

Infrastructure Information:Is water available to this site? ☒ Yes ☐ No

Jurisdiction: _____

How is sewage from this site to be managed?

ALREADY CONNECTED TO PUBLIC SANITARY SEWER

Will this proposal result in an increase in school enrollment? ☐ Yes ☒ No

If yes, what is the projected increase? _____ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? _____ trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome		9.57	
220	Apartment		6.63	
* A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.				

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled dates, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, BENJAMIN C. Vollmer, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 13TH day of FEBRUARY, 2012.

Print Name BENJAMIN C. Vollmer

APPLICANT RESPONSE STATEMENT VARIANCES

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a variance, please respond to the following standards in the form of a written narrative:

1. Explain requested variance.
2. How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.
3. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
4. How the special conditions and circumstances do not result from the actions of the applicant.
5. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.
6. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.
7. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).
8. Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

Applicant Response Statement

Variance for 10639 Hwy. 92, Woodstock, GA 30189

(Note the items below correspond to item numbers on "Applicant Response Statement Variances", page 4b of 9 of application.)

1. We bought the foreclosed, non-operational car wash at 10639 Hwy. 92 in Woodstock, containing six self wash bays and two automatic bays.
Our goal is to enhance the facility to make it more user friendly and appealing to the community by converting one bay currently used as self-serve wash, to a waiting area for customers that want to obtain our enhanced detailing service that will be available.
2. This building was constructed prior to adoption of the current Land Development Code. Conformance to this standard is impossible as it would require the building be torn down and rebuilt further back on the lot. This cost would be impossible to justify.
3. See #2 above.
4. See #2 above.
5. The outside dimensions are not affected. The building footprint remains exactly the same. We will only be enclosing an area now open on both ends to enable cars to drive through.
6. No comparisons of non-conforming use are cited as a reason to grant this variance. All this is asked is that common sense, and the objective to improve the community, by turning a vacant building into a valuable asset for the community.
7. See #2 and #5 above.
8. See #5 and #6 above.

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: [Signature] Date: 2/2/12

Print Name: LARRY (J.R.) McLAUGHLIN

Signature of Applicant's Attorney: _____ Date: _____

Print Name: _____ Title: _____

Sworn to and Subscribed before me this: 2nd day of February, 2012.

Notary Signature: Peggy E Sanders

(Notary Seal)



DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☒ No, I have not made any campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: _____

Date: 2/2/12

Print Name: _____

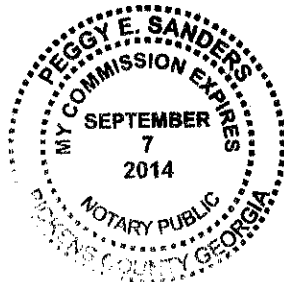
LARRY (J.R.) McLAUGHLIN

Sworn to and Subscribed before me this: 2nd day of February, 2012.

Notary Signature: _____

Peggy E. Sanders

(Notary Seal)



AUTHORIZATION OF PROPERTY OWNER

I, Benjamin C Vollmer, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

☐ Annexation

☐ Rezoning

☒ Variance

☐ Comprehensive Plan Amendment

☐ Other: _____

I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of this application.

Applicant's Information:

Name: LARRY MELANGLIN
Address: 67 BRYANT ST Phone: 770-712-9705
City, State, Zip: JASPER, GA 30143 Fax: 770-234-3939

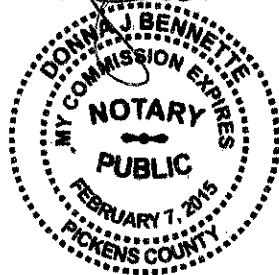
Signature of Owner: [Signature] Date: 2/13/12

Print Name: Benjamin C Vollmer

Sworn to and Subscribed before me this: 15th day of February, 2012.

Notary Signature: [Signature]

(Notary Seal)



PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes / Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15 N 18 023

Signature of Applicant: [Signature] Date: 2/13/12

Print Name: Bayanir C Valm

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____

Return Recorded Document to:
Hartman-Imbriale, LLP
51 Bryant Street, Ste D
Jasper, GA 30143

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PICKENS

File #: 11-09091

This Indenture made this **18th day of November, 2011** between **Onyx Investment Services, LLC**, of the State of Georgia, County of **Cherokee**, as party or parties of the first part, hereinunder called Grantor, and **Benjamin C. Vollmer**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property:

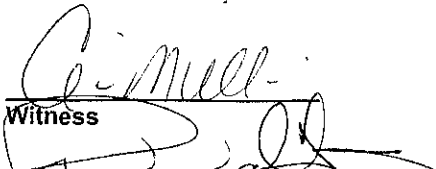
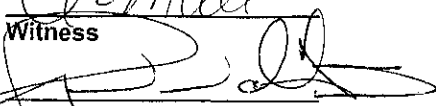
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

Notary Public


(Seal)
Onyx Investment Services, LLC.

(Seal)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1167 AND 1168 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING 0.75 ACRES, MORE OR LESS AS SHOWN ON PLAT OF SURVEY FOR BILL KENT PREPARED BY WIKLE LAND SURVEYING, PC, BEARING THE SEAL OF RON R. WIKLE, JR., GEORGIA RLS, DATED November 14, 2001, BEING JOB. NO.01-1641-210C, A COPY OF SAID PLAT BEING LABELED EXHIBIT "A-1" ATTACHED HERETO AND SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, BEGIN AT A CONCRETE RIGHT OF WAY MONUMENT LOCATED AT THE POINT OF INTERSECTION OF THE MITRED WESTERLY RIGHT OF WAY OF SPRINGFIELD DRIVE (HAVING A VARIABLE RIGHT OF WAY AT THIS POINT), WITH THE NORTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 92 (HAVING A VARIABLE RIGHT OF WAY AT THIS POINT); THENCE RUN SOUTH 43 DEGREES, 01 MINUTES, 05 SECONDS WEST ALONG THE MITRED RIGHT OF WAY A DISTANCE OF 73.39 FEET TO A CONCRETE RIGHT OF WAY MONUMENT LOCATED ON THE NORTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 92; THENCE SOUTH 85 DEGREES, 48 MINUTES, 40 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 92 (GEORGIA HIGHWAY 92 HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 98.81 FEET TO A POINT (SAID POINT HAVING AN "X" IN CONCRETE), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES, 48 MINUTES, 40 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF HIGHWAY 92 A DISTANCE OF 2.23 FEET TO A POINT; THENCE SOUTH 81 DEGREES, 15 MINUTES, 40 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 92 A DISTANCE OF 90.17 FEET TO AN IRON PIN SET; THENCE SOUTH 83 DEGREES, 36 MINUTES, 35 SECONDS, WEST ALONG THE NORTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 92 A DISTANCE OF 49.42 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE LEAVING SAID RIGHT OF WAY NORTH 06 DEGREES, 44 MINUTES, 50 SECONDS WEST A DISTANCE OF 80.00 FEET TO A 24 INCH OAK; THENCE SOUTH 81 DEGREES, 58 MINUTES, 45 SECONDS WEST A DISTANCE OF 123.04 FEET, MORE OR LESS TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE NORTH 28 DEGREES, 54 MINUTES, 40 SECONDS WEST ALONG THE CENTERLINE OF SAID CREEK (THE CENTERLINE OF THE CREEK BEING THE PROPERTY LINE) A DISTANCE OF 6.19 FEET TO A POINT; THENCE NORTH 05 DEGREES, 59 MINUTES, 05 SECONDS WEST ALONG THE CENTERLINE OF SAID CREEK A DISTANCE OF 72.02 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID CREEK NORTH 83 DEGREES, 10 MINUTES, 30 SECONDS EAST A DISTANCE OF 278.26 FEET, MORE OR LESS TO AN IRON PIN FOUND; THENCE SOUTH 07 DEGREES, 49 MINUTES, 30 SECONDS EAST A DISTANCE OF 70.00 FEET TO AN IRON PIN SET; THENCE SOUTH 09 DEGREES, 22 MINUTES, 55 SECONDS WEST A DISTANCE OF 50.67 FEET TO AN IRON PIN SET; THENCE SOUTH 07 DEGREES, 49 MINUTES, 20 SECONDS EAST A DISTANCE OF 34.02 FEE TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 92, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED TOGETHER WITH BENEFIT OF AND BURDENS OF THAT CERTAIN JOINT DRIVEWAY AGREEMENT BY AND BETWEEN NORTH STREET PROPERTIES, INC., CHEROKEE INVESTMENTS, INC., ROGER M. JOHNSON AND H. MICHAEL BRAY AND MARK B. EPPERSON AND MAX EPPERSON, JR., DATED April 23, 1990, FILED FOR RECORD MAY 17, 1990 AND RECORDED AT DEED BOOK 870, PAGE 336, CHEROKEE COUNTY DEED RECORDS, SAID JOINT DRIVEWAY EASEMENT AGREEMENT BEING INCORPORATED HEREIN BY REFERENCE THERETO.



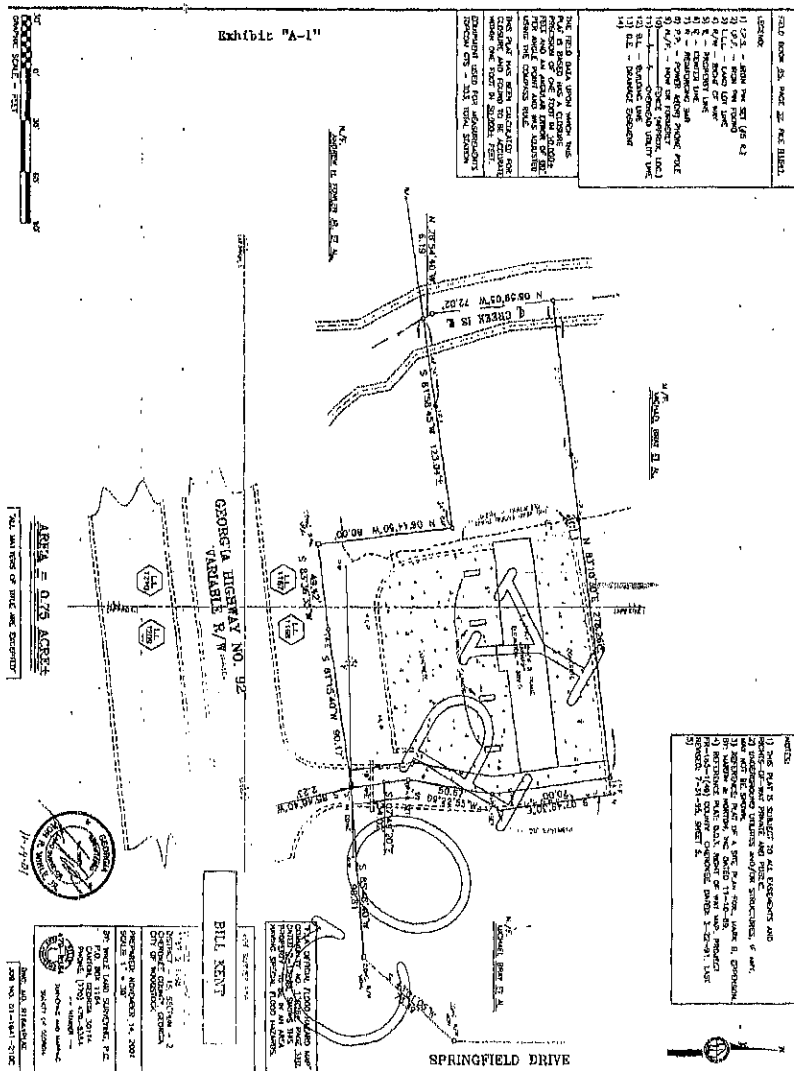


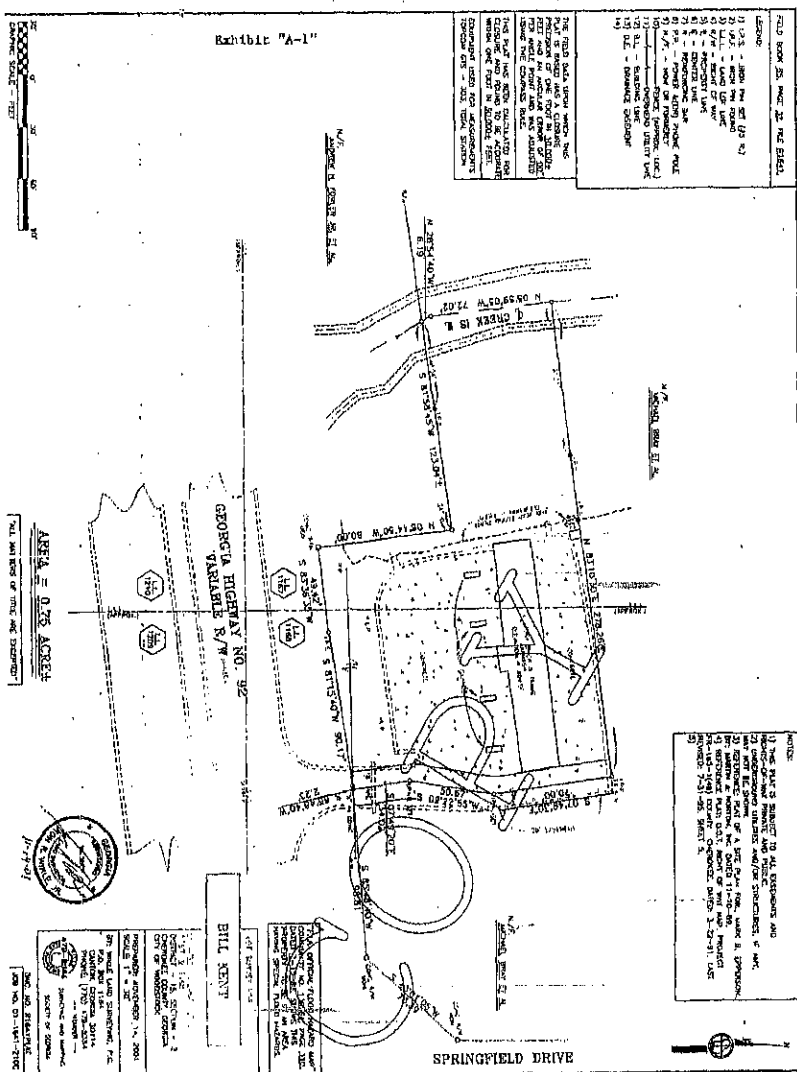
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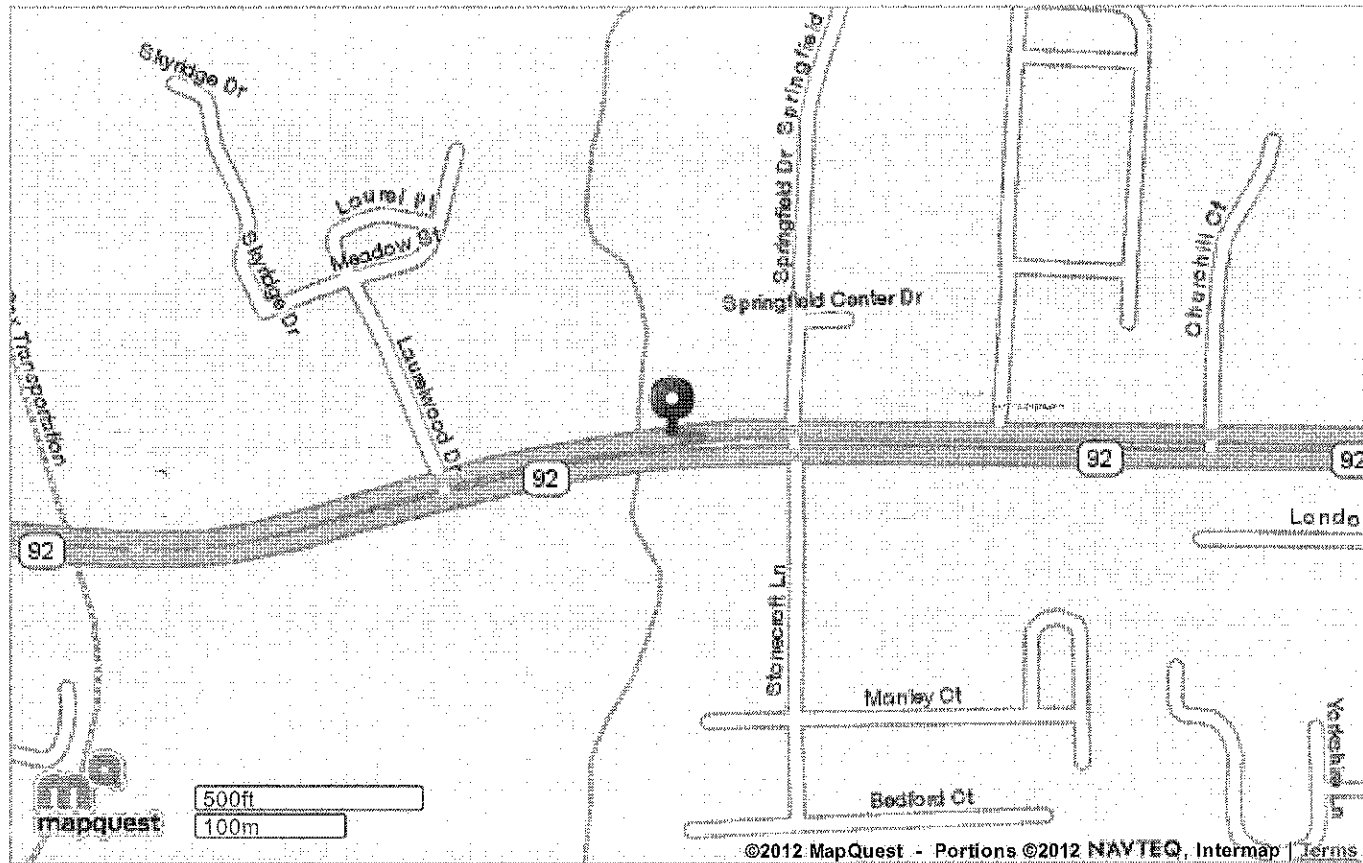






Map of:
10639 Ga-92
Woodstock, GA 30188

Notes



©2011 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)

2011 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton, GA 30114

Make Check or Money Order

Payable to:

Cherokee County Tax Commissioner

CRESCENT BANK & TRUST CO
P O BOX 2020
JASPER, GA 30143

Bill No.	Due Date	*Total Due*
2011-34067	12/20/2011	\$0.00

Map: 15N18 023
Location: 10639 HWY 92

Payment Good through: 01/31/2012

Print Date :
01/31/2012

*If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. 1% interest will be added to this bill on December 21st and the 21st of every month thereafter if not paid. A 10% penalty will be added on March 21st. * *pay online at www.cherokeega.com* * Please note: There is a 3% Merchant Fee Charged (This fee is not collected by Cherokee County.)



Tax Payer: CRESCENT BANK & TRUST CO

Map Code: 15N18 023 REAL

Description: LL 1167,1168; 15TH DIST PB 38-PG 157

Location: 10639 HWY 92

Bill No: 2011-34067

District: CITY OF WOODSTOCK 007

Phone: (678)-493-6400 Fax: (678)-493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
136,900.00	457,300	0.7000	594,200	12/20/2011			01/31/2012	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	594,200.00	237,680.00	0.00	237,680.00	0.250	59.42	0.00	\$59.42
COUNTY M&O	594,200.00	237,680.00	0.00	237,680.00	5.365	1,275.15	0.00	\$1,275.15
SCHOOL M&O	594,200.00	237,680.00	0.00	237,680.00	19.450	4,622.88	0.00	\$4,622.88
SCHOOL BOND	594,200.00	237,680.00	0.00	237,680.00	0.400	95.07	0.00	\$95.07
PARKS BOND	594,200.00	237,680.00	0.00	237,680.00	0.641	152.35	0.00	\$152.35
TOTALS					26.106	6204.87	\$0.00	\$6,204.87

Call the Tax Assessors office at 678-493-6120 for the following: if you are a new resident, person 62 or older and/or disabled to find out about qualifications for exemptions/ if you need to change your mailing address/ if you have questions on the fair market value of the property. Property Owners may file tax returns any time between January 1 and April 1, if you feel your property value is over assessed. 1% will be added on December 21st and the 21st thereafter if not paid, a 10% penalty will be added on March 21st.

Current Due	\$6,204.87
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	6204.87
Back Taxes	0.00
Total Due	\$0.00
Paid Date	11/21/2011

FIELD BOOK 55, PAGE 32, PNE HILL

- LEGEND:
- 1) L.S. - FROM PIN SET (S 8)
 - 2) L.S. - FROM PIN SET (S 8)
 - 3) L.L. - LAND LOT LINE
 - 4) R/W - RIGHT OF WAY
 - 5) E - EASEMENT
 - 6) R - REMOVING BAR
 - 7) P.P. - POWER (S) POWER POLE
 - 8) N.F. - NOW OR FUTURE
 - 9) FENCE (APPROX. LOC.)
 - 10) FENCE (APPROX. LOC.)
 - 11) FENCE (APPROX. LOC.)
 - 12) B.L. - BUILDING LINE
 - 13) D.E. - DRAINAGE DEPENDENT
 - 14)
 - 15)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERIOD OF ONE FOOT IN 10,000 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT USED FOR MEASUREMENTS: REPCON CTS - 30X TOTAL STATION

Exhibit "A-1"



AREA = 0.75 ACRES
ALL MATTERS OF TITLE ARE EXCEPTED



PREPARED NOVEMBER 14, 2001
BY: WHOLE LAND SURVEYING, P.C.
P.O. BOX 1184
SPRINGFIELD, GEORGIA 31104
PHONE: (770) 478-4354
FAX: (770) 478-4354
E-MAIL: WLS@WHOLELANDSURVEYING.COM
WHOLE LAND SURVEYING AND MAPPING
A DIVISION OF GEORGINA

DWG. NO. 1514-PLAT
JOB NO. 01-1641-2100

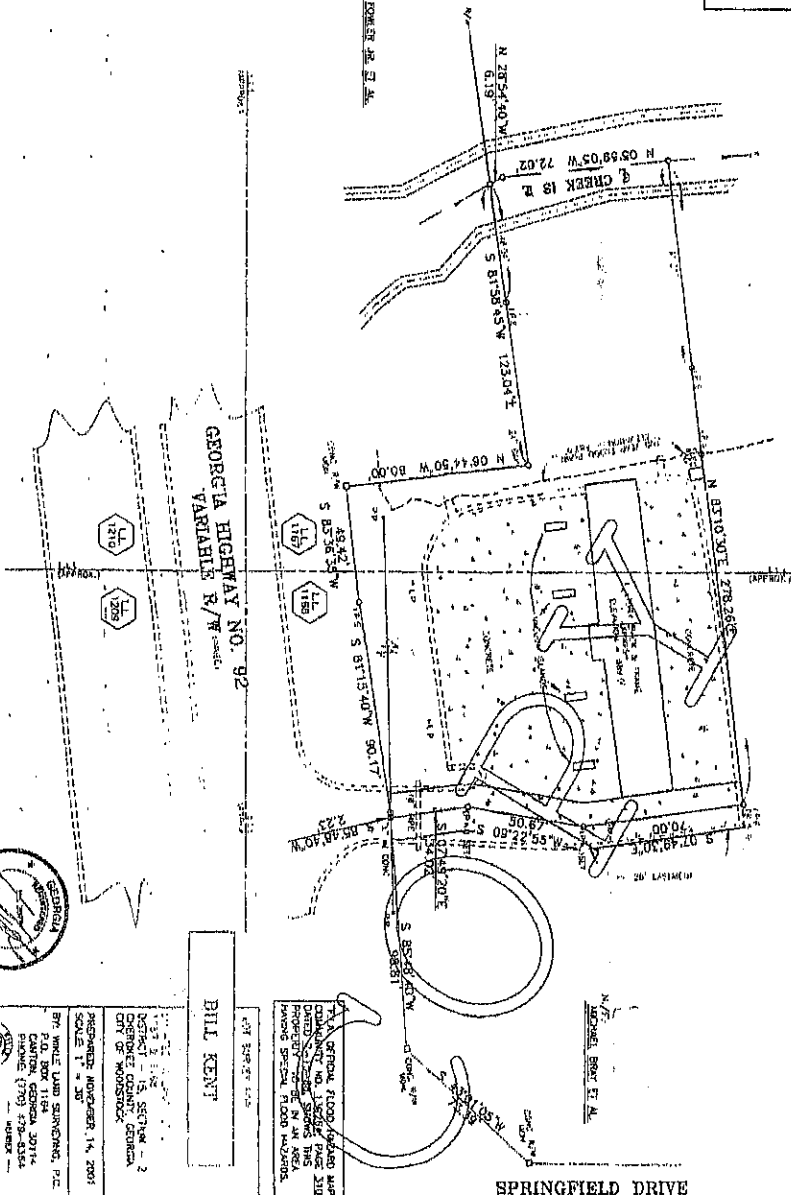
BILL KENT

THIS OFFICIAL FLOOD HAZARD MAP WAS PREPARED BY THE SURVEYOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

SPRINGFIELD DRIVE



- NOTES:
- 1) THE PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
 - 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, HAVE NOT BEEN SHOWN.
 - 3) THE PLAT IS A SITE PLAN FOR WORK BY EYERSON, BY LARSON & HARRISON, INC., DATED 11-18-00.
 - 4) REFERENCE PLAT D-11, SHEET OF WAY MAP, PROJECT R-163-1(48) COUNTY CROWNED, DATED 1-22-91, LAST SHEET 7-31-95, SHEET 5.
 - 5)



FIELD BOOK 55, PAGE 22, THE FIELD

- LEGEND:
- 1) L.S. - FROM PM SET (P. 4)
 - 2) U.P. - FROM PM FOUND
 - 3) L.L. - LAND LOT LINE
 - 4) R/W - ROAD OF WAY
 - 5) S. - SURVEY LINE
 - 6) S. - CENTER LINE
 - 7) R. - RETURNING BAR
 - 8) P.S. - POWER (OR) PHONE POLE
 - 9) N.F. - NOW OR PROBABLY
 - 10) S. - SURVEY LINE (USE)
 - 11) S. - CENTER LINE (USE)
 - 12) S. - BUILDING LINE
 - 13) D.E. - DRAINAGE EVIDENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 50,000 FEET. THE PLAT HAS BEEN CHECKED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET. EQUIPMENT USED FOR MEASUREMENTS: TOPCON CTS - 30X, TOTAL STATION

Exhibit "A-1"



AREA = 0.75 ACRES



DATE: NO. 21-16-11-210C

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 SURVEYING AND MAPPING
 SOCIETY OF GEORGIA

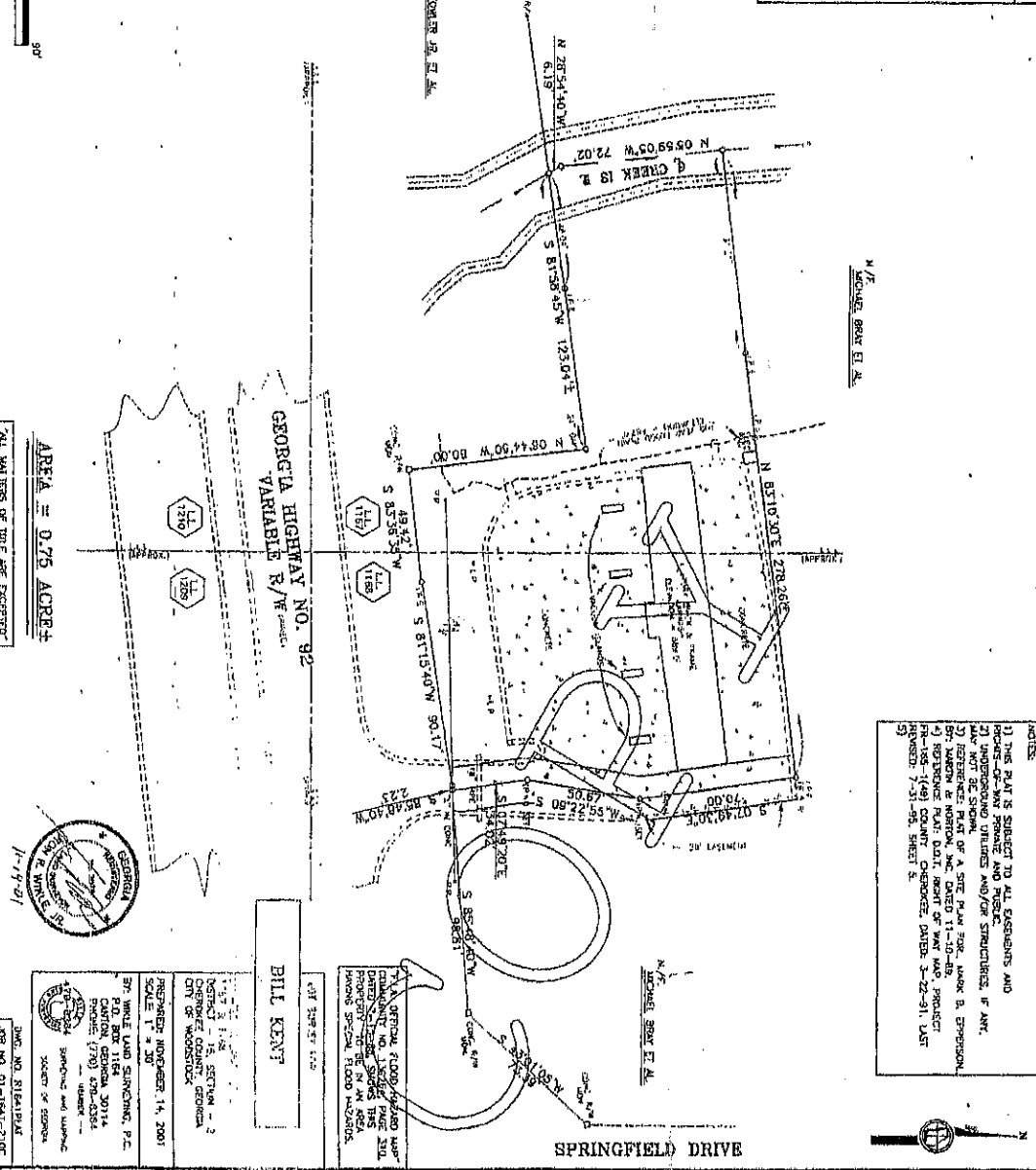
RECORDED: NOVEMBER 14, 2001
 SCALE: 1" = 40'

SECTION - 2
 CHerokee COUNTY, GEORGIA
 CITY OF WOODSTOCK

BILL KENT

LOT 100-45-120

ALL AREAS FLOODED OR ARE BEING FLOODED BY THE CHEROKEE RIVER. THIS PROPERTY IS TO BE IN AN AREA PRONE TO FLOODING.



NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
- 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, ARE SHOWN BY THIS PLAT.
- 3) EASEMENTS: PART OF A SITE PLAN FOR MARK B. EVERTSON, JR. WATERS & WATERS, INC. DATED 11-10-89.
- 4) REFERENCE PLAT: DALL, RIGHT OF WAY AND, PROJECT R-100-1449, CANTON, CHEROKEE, DATED 3-22-91, LOT 5.
- 5) NUMBER 1-31-89, SHEET 1.



2010 ZONING MAP

City of Woodstock, Georgia

LEGEND

- County Boundary
 - City Limits
 - Downtown District
 - Parcel
 - County Parcel
 - Major Roads
 - Streets
 - Railroads
 - Lakes and Streams
 - Water
- ZONING CODES**
- HO - Historic Zone
 - OT-CI - Civic Institutional
 - OT-CBD - Central Business District
 - OT-GC - General Commercial
 - OT-CMU - Commercial Medium Use
 - OT-OS - Open Space
 - OT-LR - Very Low-Density Residential
 - OT-MD - Medium-Density Residential
 - OT-RO - Residential Office
 - NC - Neighborhood Commercial
 - GC - General Commercial
 - LI - Light Industrial
 - HI - Heavy Industrial
 - OSI - Office Space/Institutional
 - PUD - Planned Unit Development
 - RD - Rural District
 - R-1 - Single Family Residential
 - R-2 - Single Family Residential
 - R-3 - Medium Density Residential
 - R-4 - High Density Residential
 - SL - Senior Living
- DATE OF ADOPTION**
November 15, 2010
- APPROVED**
CITY OF WOODSTOCK, GEORGIA
THE CITY OF WOODSTOCK, GEORGIA
- ADOPTED BY**
CITY COUNCIL

1 inch = 1000 Feet



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Produced By: Department of Community Development, GIS Division,
City of Woodstock, 11-30-10